

## CHAPTER 3. WATER AND SEWER EXTENSIONS

### 300. EXTENSION OF WATER AND SEWER LINES

#### 300.1 Purpose

This chapter establishes a policy regarding extension of sanitary sewer and water lines and for the sewer and water service. It is not the intention of this chapter to obligate, and the City shall not be obligated to participate in or proceed with any construction covered by this chapter when funds are not available or when, in the discretion of the City Council, the construction is not practical. It is not the intention of this chapter to limit the right of the City to extend sanitary sewer or water lines at its own cost and collect the charges herein set forth from the applicants for sewer or water service, and such right is herein reserved. It is not the intention of this chapter to limit the right of the City to jointly develop water or sewer facilities under other arrangements.

#### 300.2 General rules for extensions

The City shall own all sewer and water lines, including service connections, connected to its system. Water lines and sanitary sewer lines will be extended in accordance with the following procedures:

- (1) Sanitary sewer and water lines of proper size (see Chapters 8 and 9) will be extended by the City in public easements and streets according to the following rules:
  - (a) For the first three hundred (300) feet of the extension (not including the width of the street intersections and alleys), the developer requesting extension shall pay one half the cost of the extension. This is reimbursable as provided in Section 301, except for the proportion paid on the developer's front footage (see Section 301.2).
  - (b) For the remainder of the extension required to install the sewer or water line across the total width of the lot of the developer requesting extension, the lot owner shall pay the full cost. This expense is reimbursable as provided in Section 301, except for the prorata paid on the developer's front footage (see Section 301.2).
  - (c) Should the lot developer requesting extension require a sewer or water line in excess of the size required by this Code, the developer shall pay all additional costs for the oversized sewer or water line.

See also Chapter 12 (developer, prorata)

- (d) In addition to the payments specified above, a developer must pay to the City the appropriate service connection charges before service connections can be made.
  - (e) Should the City Council require sewer or water line extensions (offsite or onsite) larger in size than required by the applicant, the City shall pay for that portion of material cost over and above such requirements. Also, due allowance shall be made to the owner of the development for intersections and alleys crossed, outside the development.
  - (f) No construction shall be scheduled nor begun by the City until all extension charges have been paid to the City.
- (2) The owner of a development shall pay for and install all sewer and water lines and necessary appurtenances within the boundaries of the development (on-site improvements). Lift stations required by the development within its boundaries shall be paid for and installed by the owner of the development. Water and sewer lines extended outside (off-site) or adjacent to the boundaries of the development by the developer may receive reimbursement according to the provisions of this chapter.

### **301. CHARGES FOR SEWER AND WATER SERVICE**

Where an extension has occurred according to Section 300, an applicant for water and/or sewer service shall pay one half (prorata) the costs of the project in addition to the service connection charge before connection is made to the sewer or water line.

#### **301.1 Reimbursement**

- (1) Developers who participate under this policy in the cost of sewer or water line extensions to their lots or sites are eligible for certain reimbursement of such cost, as specified herein. Except as provided in (2) below, such owners are eligible for reimbursement to be made from prorata collected by the City from connections to the sewer extension or water line extension during the period of ten (10) years after completion of the extension, according to the following rules established below.
  - (a) No reimbursement shall be made to a developer for the developer's front footage prorata (see Section 301.2). No reimbursement shall be made to a developer for the cost of sewer or water lines within the boundaries of the development.
  - (b) The city shall make eligible reimbursement payable under this chapter within thirty (30) days after receipt of such sum by the City from an assessed party.

- (c) A developer will be reimbursed one-half (1/2) the amount of prorata collected from connections to that portion of the first three hundred (300) foot section provided for in Section 300.2(1)(a) above, up to the boundary of the developer's lot.
  - (d) A developer will be reimbursed the amount of prorata collected from connections to extensions in excess of the three hundred (300) foot section provided for in Section 300.2(1)(a), up to the boundary of the developer's lot.
  - (e) A developer will be reimbursed the amount of prorata collected for connections from adjacent developers' frontage.
  - (f) Developers will be reimbursed the amount of prorata collected from connections to boundary sewer and boundary water lines they have made payment.
  - (g) A developer shall never be paid more than one hundred (100) per cent of the amount actually paid by the developer for extensions along frontage other than the developer's property.
  - (h) No reimbursements shall be made by the City to a developer after the end of the ten (10) year period of eligibility.
- (2) In addition to the reimbursements provided for above, the developer of a lot used for an industrial or commercial establishment, who has paid additional costs for oversized water lines, as provided in Section 300.2(1)(c), shall be eligible for additional reimbursement from water revenues from the water line extension, in the amount of (40) per cent of the annual gross revenue of the commercial/ industrial establishment, for a period of five (5) years from the date of completion of the extension, provided that the additional reimbursement shall not exceed eighty (80) per cent of the total additional cost of the extension.

### **301.2 Owner's front footage**

For purposes of determining the prorata charges to be paid by the developer of a lot for sewer service or water service and for which there will be no reimbursement, the developer's front footage shall be determined as follows:

- (1) A regular lot is generally rectangular in shape. Front footage of a regular lot shall be the length of the front lot line.
- (2) An irregular lot is any lot of a nonrectangular shape, except the radial lot defined below. The front footage of an irregular lot shall be equal to one (1) front foot for each one hundred twenty-five (125) square feet of lot area, but shall never exceed

the maximum measured width of the lot at any depth of the lot, parallel to the street line. An irregular lot shall include a flag lot. See Fig. 5-1.

- (3) A radial lot is a lot abutting a curved street and in general having sides which are radial to the street. Front footage of a radial lot shall be measured as the chord distance at a point twenty-five (25) feet from the front lot line.
- (4) A corner lot is a lot situated on the corner of a block having more than one side facing a street. Front footage shall be measured along the side of the lot to which the service connection is made.